

ORDINANCE NO. 970710-D

AN ORDINANCE AMENDING ORDINANCE NO. 931216-E, TO REVISE THE LEGAL DESCRIPTION FOR THE PROPERTY LOCALLY KNOWN AS 2700 GRACY FARMS LANE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Part 1 of Ordinance No. 931216-E, Zoning File No. C14-93-0138, is amended to substitute the correct property to be zoned, legally described as follows:

2.2021 acre tract of land out of the James Rogers Survey No. 19, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A", incorporated into this ordinance,

locally known as 2700 Gracy Farms Lane in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

PART 2. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 3. This ordinance takes effect on July 21, 1997.

PASSED AND APPROVED

July 10, 1997.

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§
§

Kirk Watson

Kirk Watson
Mayor

APPROVED:

Andrew Martin

Andrew Martin
City Attorney

ATTEST:

James E. Aldridge

James E. Aldridge
City Clerk

C14-93-0138

(GR-CO)

(1 of 3)

2.2021 Acres
Walnut Creek Center, Section One
A Portion of Lot 1

FN 0567 (HMC)
April 4, 1997
SAM, Inc. Job No. 96115-20

DESCRIPTION OF 2.2021 ACRES OF LAND LOCATED IN THE JAMES ROGERS SURVEY NO. 19, TRAVIS COUNTY, TEXAS. SAID 2.2021 ACRES BEING A PORTION OF LOT 1, WALNUT CREEK CENTER, SECTION ONE, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 101B, PLAT RECORDS TRAVIS COUNTY, TEXAS. SAID 2.2021 ACRES AS SHOWN ON ATTACHED SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found in the south line of Lot 3, Walnut Creek Center, Section One, same being the north common corner of Lots 1 and 2, Walnut Creek Center, Section One, and the east corner of this described tract;

THENCE with the common line of said Lots 1 and 2, S 55° 04' 00" W, a distance of 510.00 feet a 1/2-inch iron rod set for the south corner of this described tract, from which a 1/2-inch iron rod found for the south common corner of said Lots 1 and 2, same being in the north right-of-way line of Gracy Farms Lane (a varying width right-of-way) as dedicated in Plat Book 85, Pages 200A and 200B Plat Records Travis County, Texas bears S 55° 04' 00" W, a distance of 199.19 feet;

THENCE crossing Lot 1, N 14° 49' 20" E, a distance of 435.48 feet to a 1/2-inch iron rod set in the north line of said Lot 1, same being the south line of said Lot 3, from which a 1/2-inch iron rod found for a common corner of said Lots 1 and 3 bears S 37° 06' 00" W, a distance of 113.90 feet;

THENCE with the common line of said Lots 1 and 3 the following two (2) courses:

- 1 N 37° 06' 00" E, a distance of 150.00 feet to a 1/2-inch iron rod found for the north corner of this described tract, and

(2 of 3)

2.2021 Acres
Walnut Creek Center, Section One
A Portion of Lot 1

FN 0567 (HMC)
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2. S 41° 01' 00" E, a distance of 329.47 feet to the **POINT OF BEGINNING** and containing 2.2021 acres of land more or less.

BEARING BASIS: Two (2) 1/2-inch iron rods found on the north boundary line of Lot 1 Walnut Creek Center Section One as recorded in Book 87, Page 101B Plat Records Travis County, Texas. Called S 41° 01' 00" E a distance of 329.14 feet. Held called bearing between these iron rods and found actual distance to be 329.47 feet.

THE STATE OF TEXAS

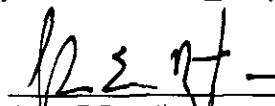
KNOW ALL MEN BY THESE PRESENTS:

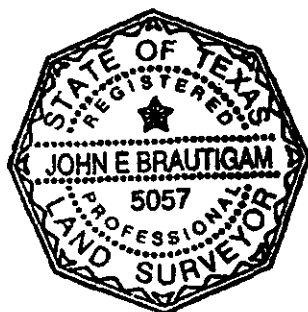
COUNTY OF TRAVIS

That I, John E Brautigam, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during October 1996 and April 1997 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 7th day of April, 1997, A. D.

SURVEYING AND MAPPING, Inc.
4029 Capital of Texas Hwy. So., Suite 125
Austin, Texas 78704


John E Brautigam
Registered Professional Land Surveyor
No. 5057 - State of Texas



BEARING BASIS: Two (2) 1/2-inch iron rods found on the north boundary line of Lot 1, Walnut Creek Center, Section One as recorded in Book 87, Page 101b, Plat Records Travis County, Texas. Called S 41°01'00" E a distance of 329.14 feet. Held called bearing between these iron rods and found actual distance to be 329.47 feet.

LOT 3
9.016 ACRES

(BEARING BASIS)

(S41°01'E 329.14')
S41°01'00"E 329.47'

POINT OF BEGINNING

2.2021 ACRES

510.00'

S55°04'00"W

LOT 2
17.013 ACRES

ROCK COLUMN FENCE CORNER

S55°04'00"W
199.19'

435.48'

N14°49'20"E

S37°06'00"W
113.90'

N63°22'46"E
79.67'

109.25'

S53°29'37"E

N37°06'00"E 150.00'

7.200 ACRES

LOT 1
WALNUT CREEK CENTER
SECTION ONE
VOL. 87, PG. 101B
P.R.T.C.TX.

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

APRIL 1997
TRAVIS COUNTY, TEXAS

LEGEND

R.P.R.T.C.TX. REAL PROPERTY RECORDS
TRAVIS COUNTY TEXAS

P.R.T.C.TX. PLAT RECORDS
TRAVIS COUNTY TEXAS

○ 1/2" IRON ROD SET

● 1/2" IRON ROD FOUND

Δ = 1974°34"
R = 1024.00'
T = 173.59'
L = 343.91'
C = 342.30'
CB = N42°41'15"W

GRACY FARMS LANE
(WIDTH VARIES)

BK. 85, PGS. 200A-200B
P.R.T.C.TX.

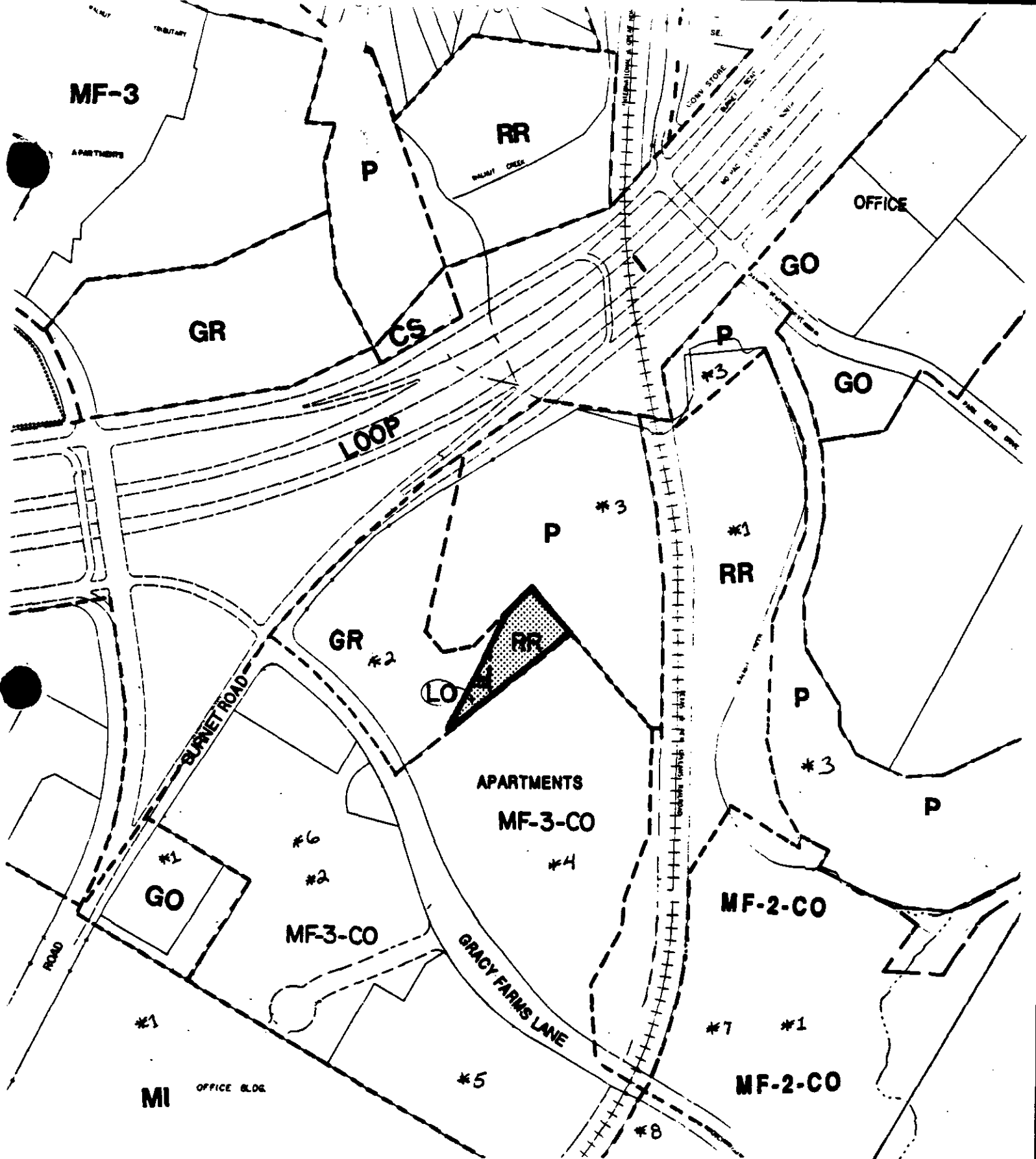
Job No. 96115-20

Page 3 of 3

SAM
INC.
SURVEYING AND MAPPING INC.

4026 Capital of Texas Highway, So.
Brooks Oaks Professional Plaza, Suite 125
Austin, Texas 78704
(512) 447-0678
Fax: (512) 326-3026

SKETCH TO ACCOMPANY
FIELD NOTE 0567



 NORTH 1" = 400'	SUBJECT TRACT		CASE # C14-93-0138	CITY GRID REFERENCE NUMBER
	PENDING CASE		SUBJECT AREA: 0.961 ACRES	K-34 revd: 11/8/93
	ZONING BOUNDARY -----		ADDRESS: 22700 GRACY FARMS LANE	
	CASE MGR: A. Sondgeroth CYCLE 10/93 INTLS: JRAMOS			

970716-D

EXHIBIT "B"